



**CALIFORNIA STATE
PUBLIC WORKS BOARD**

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

AGENDA WITH ANALYSIS

**NOTICE OF MEETING
STATE PUBLIC WORKS BOARD
Friday, February 13, 2009**

The **STATE PUBLIC WORKS BOARD** will meet on **Friday, February 13, 2009, at 10:00 a.m. in the Redwood Room, 915 L Street, Sacramento, California**. In accordance with provisions of Section 11125 of the Government Code, a copy of the Agenda is attached.

Greg Rogers
Administrative Secretary

Attachment

STATE PUBLIC WORKS BOARD

Friday
February 13, 2009
10:00 a.m.
Redwood Room

915 L Street
Sacramento, California

I. Roll Call

Michael C. Genest, Director, Department of Finance
Will Bush, Director, Department of General Services
Will Kempton, Director, Department of Transportation
John Chiang, State Controller
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department
(Advisory Member)

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Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Assembly Member, Legislative Advisor
Senator, Darrell Steinberg, Legislative Advisor
Senator, Denise Ducheny, Legislative Advisor
Senator, Legislative Advisor

II. Approval of minutes from the January 13, 2009 meeting

III. Bond Items	Page 3
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BOND ITEMS

BOND ITEM—1

**DEPARTMENT OF MENTAL HEALTH (4440)
METROPOLITAN STATE HOSPITAL, NORWALK
CONSTRUCT NEW KITCHEN AND REMODEL SATELLITE SERVING KITCHENS
LOS ANGELES COUNTY**

*Authority: Chapter 157, Statutes of 2003, Item 4440-301-0660 (2)
Chapter 208, Statutes of 2004, Item 4440-496 (1)
Chapter 208, Statutes of 2004, Item 4440-301-0001 (1)
Chapter 38, Statutes of 2005, Item 4440-301-0001 (1)
Chapter 38, Statutes of 2005, Item 4440-301-0660 (1)
Chapter 171, Statutes of 2007, Item 4440-301-0001 (2)
Chapter 171, Statutes of 2007, Item 4440-301-0660 (1)*

Consider adopting a supplemental resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of the bond consistent with increased project authority of \$7,498,000 from Chapter 171, Statutes 2007, Item 4440-301-0660 (1).
2. Authorize the sale of the State Public Works Board Lease Revenue Bonds consistent with increased project authority.

Cumulative Bond Appropriations

\$26,360,000

BOND ITEM

STAFF ANALYSIS—1

Department of Mental Health
Metropolitan State Hospital, Norwalk
Construct New Kitchen and Remodel Satellite Serving Kitchens
Los Angeles County

Action requested

If approved, the requested action would adopt a supplemental resolution authorizing actions to be taken to provide interim financing and authorize the sale of bonds.

Scope Description

This project is within scope. This project will construct a new single story Central Kitchen Facility and will renovate six existing Satellite Kitchens and Dining Facilities. The New Kitchen includes overhead fire sprinkler system, exterior plaster walls, standing seam metal roofing, new kitchen equipment, cook/chill system, high capacity food storage racks, large freezers, 48" high receiving dock with four overhead coiling doors, and a new 300 kva emergency generator. Satellite Kitchen improvements includes new kitchen equipment, seamless epoxy floors, ceramic tile walls, and finishes and equipment.

Funding and Project Cost Verification

This project is within cost. The cumulative effect of the various appropriations, augmentations, and reversions for this project results in a total cost of \$30,397,000, which is broken out into \$23,893,000 Lease Revenue Bond for the Main Kitchen component and \$6,504,000 General Fund for the Satellite Kitchens component. The Lease Revenue amount reflects total Budget Act appropriations of \$26,360,000 plus augmentations of \$190,000 less the reversion of \$2,657,000 in bid savings.

The current resolution provides \$18,862,000 in lease revenue financing. The supplemental resolution will provide \$7,498,000 to match the Budget Act authority for the New Main Kitchen and to provide for the additional interim financing necessary to complete the lease revenue component of this project.

\$30,397,000	total estimated project costs
\$30,397,000	total authorized project costs
\$30,397,000	project costs previously allocated: preliminary plans \$912,000, working drawings \$1,312,000 (\$316,000 satellite kitchens, and \$996,000 main kitchen), and construction \$28,173,000 (\$6,188,000 satellite kitchens and \$21,985,000 main kitchen)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 24, 2004. The waiting period expired on January 2, 2005, with no adverse comments.

Real Estate Due Diligence

Due diligence was completed on October 18, 2004, with no unresolved issues affecting the project.

Project Schedule:

Approve preliminary plans	July 2005
Complete working drawings	August 2007
Complete construction:	June 2009

Staff Recommendation: Adopt supplemental resolution.

CONSENT ITEMS

CONSENT ITEM—1

DEPARTMENT OF GENERAL SERVICES (1760)
JUDICIAL COUNCIL OF CALIFORNIA (0250)
MID RIVERSIDE COUNTY COURTHOUSE
RIVERSIDE COUNTY,
JCC Parcel Number 33-G4; DGS Parcel Number 10523

Authority: Chapters 171 and 172, Statutes of 2007, Item 0250-301-3037(5)

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—1

Department of General Services
Judicial Council of California
New Mid Riverside County Courthouse
Riverside County

Action requested

If approved, the request would authorize acquisition.

Scope Description

This project is within scope. This request will authorize the acquisition of approximately 4.71 acres of vacant land for purposes of constructing a new six-courtroom courthouse consisting of 60,000 square feet with secure parking for judicial officers and staff and surface parking in Riverside County. The subject property fulfills the Judicial Council of California (JCC), the Administrative Office of the Court (AOC) program requirements because of its proximity to government services and justice partners. The site is served by available public transportation, and is located near an existing freeway. Furthermore, the JCC will acquire the subject property at less than its fair market value.

Funding and Cost Verification

This project is within cost. Chapter 171/172, Statutes of 2007, Item 0250-301-3037(5) provides \$3,283,000 for land acquisition. This property can be acquired with the funds available and in accordance with Legislative intent.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 2, 2008, and the 35-day statute of limitations period expired on November 7, 2008 with no adverse comments.

Project Schedule

The anticipated close of escrow is March 2009.

Condition of Property

The Department of General Services (DGS), Environmental Services Section (ESS) staff, conducted a site visit to the subject property in 2008. The site is located one block away from existing court facilities, and near the local government center. The site has street accessibility and the necessary utilities infrastructure for this type of building.

A Phase I Environmental Site Assessment for the site was prepared by Terra Nova Planning & Research, Inc. in January, 2008. In the report, a geophysical study and soil testing were recommended due to evidence of a fuel tank. In accordance with that recommendation, the AOC obtained a Geophysical Survey and Phase II Soil Investigation in February 2008 by Terra Nova. It indicated that the one tank should be removed; further environmental soil studies, soil remediation, groundwater monitoring, groundwater sampling, and/or groundwater remediation were not recommended because such actions would not be required by the local environmental regulatory agency. However, in order to ensure that the prospective site was clean, the AOC required further soil sampling after the removal of the tank. Based on Terra Nova's report, three areas of the site have geophysical abnormalities related to the buried tank, pipes and vault. The chemical analysis of the five subsurface soil samples did not indicate any environmental concerns related to gasoline based chemicals at the site. Following the removal of underground storage tanks, piping, dispensers and in-ground hydraulic lift, with no identified residual chemical impact, the County of Riverside's Department of Environmental Health issued a no further action letter on August 4, 2008, and confirmed the completion of the underground storage tank closure.

Other:

- The Board approved this project for site selection on May 9, 2008.
- The property is vacant and unimproved, with the exception of subsurface infrastructure remnants from the removal of a gas station on the site. Two building foundations are located in the site's southern portion. The foundations include asphalt pavement, concrete pavement, and soil. Additionally, there are two old fuel dispenser islands (without fuel dispensers). A chain link fence is located within the site's northwestern portion.
- The proposed site meets the size, location, and compatibility requirements of the JCC.
- There is no relocation assistance involved with this project.
- The purchase price does not exceed estimated fair market value as determined by a DGS approved appraisal. The site will be purchased at a discounted rate to the State by the Community Redevelopment Agency of the City of Banning (Seller).
- The Property Acquisition Agreement (PAA) stipulates that prior to the close of escrow Seller shall: (1) Remove all abandoned infrastructure including all existing sidewalks, fences, and above and below grade utilities; (2) Remove a drainage culvert running through the property; and (3) Remove and replace existing fire hydrants as needed in

compliance with all applicable laws and regulations.

- The subject property is located within a designated redevelopment area for which the City of Banning has caused a Redevelopment Plan (Plan) to be recorded.
- The PAA also stipulates that Seller in its capacity as the redevelopment agency will not implement/impose any use over the real property while it is held by the State. Furthermore, the PAA references a Memorandum of Understanding signed by the City of Banning that also states that it will not exercise its rights to impose/implement any design or controls while the property is held by the State.
- The Redevelopment Agency and the City agreed not to impose the requirements of the Plan on the property and agreed to indemnify the state should any third party sue to enforce the Plan.
- The PAA does not include the State's typical indemnification language relating to hazardous substances, potentially exposing the State to additional fiscal liability. However, the Grantor has indemnified the State against all losses relating to remediation undertaken by the Grantor in August, 2008 for removal of an underground storage tank and any event which occurred during the Grantor's ownership, possession, operation, management, etc. Based upon the completion of the remediation together with the additional precautionary steps taken by the AOC, the risk associated with acquiring this property without the typical indemnification is low. It should be noted that modification of typical indemnification language does not relieve the Seller of liability under existing law.
- There is no implied dedication involved with this project.

Staff Recommendation: **Authorize acquisition and to direct the Administrative Office of the Courts to utilize the state's standard property acquisition agreement for all future acquisitions.**

CONSENT ITEMS

CONSENT ITEM—2

DEPARTMENT OF GENERAL SERVICES (1760)
CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE (8570)
SAN BERNARDINO VETERINARY LABORATORY
SAN BERNARDINO COUNTY
Project Number DFA503, DGS Parcel Number 10532

Authority: Chapter 268, Budget Act of 2008, Item 8570-301-0601

Consider authorizing acquisition

CONSENT ITEMS

STAFF ANALYSIS ITEM—2

Department of General Services
Department of Food and Agriculture
San Bernardino Veterinary Laboratory
San Bernardino County

Action requested

If approved, the requested action would authorize the acquisition of real property.

Scope Description

This project is within scope. This request will authorize acquisition of 2.5 acres of land upon which the California Department of Food and Agriculture (CDFA) operates a 11,350 square foot Animal Health and Food Safety Laboratory (San Bernardino Veterinary Laboratory) built in 1982. The state currently leases the property for the intended use of the proposed acquisition and holds a purchase option. This laboratory is the state's central milk laboratory where services are critical to the early detection of pathogens, food contaminants, poisons and various diseases in the protection of public health and the state's \$4.5 billion milk industry.

Funding and Cost Verification

This project is within cost. Chapter 268, Budget Act of 2008, Item 8570-301-0601 (1) provides \$2,300,000 from the Department of Agriculture Building Fund for this acquisition. The property can be acquired with the funds available and in accordance with legislative intent.

\$2,300,000 total authorized project cost

\$2,043,000 total estimated project cost

\$2,043,000 acquisition costs to be allocated: purchase price \$1,983,000, DGS staff costs \$50,000, A&E costs \$5,000, and title and escrow fees \$5,000

\$ 257,000 project savings

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 10, 2008, the waiting period expired on December 15, 2008 with no adverse comments.

Project Schedule

The anticipated close of escrow is March, 2009.

Condition of Property

DGS, Environmental Services Section (ESS) staff conducted a site condition survey for the subject property on October 29, 2008. Various chemicals are used at the laboratory facility for a variety of tests that are performed at this lab. Approximately six 55-gallon drums are located on-site to store the used chemicals. No staining was found in the area where the drums are stored, and no evidence of environmental hazards or conditions was found.

A Phase 1 Environmental Site Assessment was performed on January 27, 2009. The Phase 1 ESA revealed a clean site with no evidence of past activities that typically cause environmental contamination. Hazardous materials such as acids and flammable laboratory chemicals are properly stored in closed cabinets, other hazardous materials are stored safely in cabinets, ventilated hood areas, or appropriate contaminant vessels. The 55-gallon drums used for disposal of waste chemicals are stored in a locked storage cage and are disposed of properly.

Other:

- Site selection for this property was approved on December 22, 2008.
- CDFA is not aware of any lawsuits pending concerning the property.
- There is no implied dedication applicable to this property.
- There is no relocation assistance involved with this project.
- Prior to the construction of the existing facility, the site was historically part of the National Orange Show fairgrounds, with fairs and exhibitions held on the site since 1911.
- CDFA estimates a cost in excess of \$45 million to relocate and replace this laboratory.
- The state entered into an Amendment to Land Lease (Lease) in January 2008, for a 20-year firm-term lease with rent of \$16,335 per month through January 31, 2013, and escalations reaching up to \$21,741 per month from 2023 through 2028.
- The Lease includes an option to purchase the leased premises by the state for \$1,960,000 as of July 1, 2008, which will increase by \$2,500 each month that acquisition is delayed beyond this date.

- The purchase price does not exceed estimated fair market value as determined by a DGS-approved appraisal.
- Operation and maintenance will be absorbed within CDFA's existing funds.

Staff Recommendation: Authorize acquisition.

CONSENT ITEMS

CONSENT ITEM—3

DEPARTMENT OF PARKS AND RECREATION (3790)
KENNETH HAHN STATE RECREATION AREA
OPERATION OF THE BALDWIN HILLS SCENIC OVERLOOK
INTERPRETIVE CENTER AND MULTI-USE PAVILION
LOS ANGELES COUNTY

Authority: Section 5080.20(c), Public Resources Code

Consider authorizing a request for proposals for a concession contract.

CONSENT ITEMS

STAFF ANALYSIS ITEM—3

Department of Parks and Recreation
Kenneth Hahn State Recreation Area
Operation of the Baldwin Hills Scenic Overlook
Interpretive Center and Multi-Use Pavilion
Los Angeles County

Action requested

If approved, the requested action would authorize the Department of Parks and Recreation (Parks) to issue a concession contract for the operation of the Baldwin Hills Scenic Overlook Interpretive Center and Multi-use Pavilion located in Kenneth Hahn State Recreation Area.

Scope Description

The proposed concession contract includes: (1) a contract term of up to 20 years, (2) rent estimated to be at least \$45,900 annually or a minimum of 6.3 percent of annual gross revenues, whichever is greater, and (3) facility improvements at a minimum of \$125,000 to be provided by the new concessionaire.

Funding and Cost Verification

The issuance costs of the request for proposals (RFP) for the proposed concession contract will be approximately \$7,500, payable from the State Parks and Recreation Fund. The costs will be absorbed within Parks' existing budget.

CEQA

Concession contracts do not require a California Environmental Quality Act review (CEQA); however, construction under the proposed concession contract may require a CEQA review.

Project Schedule:

Release of the RFP	February 2009
Contract award	May 2009
Facility improvements	June 2009

Other:

- The concession is located at Baldwin Hills Scenic Overlook (BHSO) in Kenneth Hahn State Recreation Area (Kenneth Hahn SRA). The SRA was established in 1984 and is located in Baldwin Hills within the unincorporated area of South Central Los Angeles County. The SRA is surrounded by the cities of Los Angeles, Compton, and Culver City with 387 acres of parkland. Over three million people live within a five-mile radius of the Kenneth Hahn SRA.
- Public Resources Code Section 5080.20 requires new Parks' concession contract terms to be approved by the Legislature during the annual budget process. The section also states that if the Board determines that the proposed concession contract could not have been presented to the Legislature for review during the annual budget process, and that waiting for the next budget cycle would not be in the public interest, the Board may review and approve the proposal after providing a 20-day written notice to the Legislature.
- A Feasibility Study for concession services at the BHSO was conducted and completed on October 15, 2008 to estimate gross sales and the proposed minimum annual rent to the state. To date, the BHSO construction project is 99 percent complete. The project is funded by a General Obligation Bond Fund, Proposition 40 Bond. Budget Letter 08-33 has suspended all projects funded by General Obligation and lease revenue bonds effective December 17, 2008. However, the contractor has made the decision to complete the construction project by February 2009, per contract agreement at the contractor's own risk. Consequently, the suspension directed by the Budget Letter does not appear to have an impact on the completion of the BHSO construction project.
- It will be in the state's best interest to begin the RFP process rather than delay the project until the budget is approved because of the February 2009 projected completion date of the construction project. Requirements included in the new proposed concession contract are based on findings of the Feasibility Study finalized in October 2008.
- BHSO includes a 10,300 square foot, state-of-the-art visitor's center and a trail system. The center houses a multi-use pavilion which can accommodate large-scale special events for up to 200 persons. Rising 500 feet above the Los Angeles Basin floor and visible for miles, BHSO offers a 360-degree view of the Los Angeles Basin.
- Due to the scenic views, Parks expects BHSO to be extremely popular for non-event and event visitors. Parks also anticipates that the number of non-event visitors is expected to grow from 33,250 per year in 2010 and 38,410 per year in 2019, and the number of event visitors is expected to remain at about 14,400 per year. BHSO includes space for a concession operation to provide food services and souvenirs to park visitors in addition to catering for special events.

- The proposed concession contract will be for a term of up to 20 years. A long-term contract is needed in order to obtain a concessionaire's agreement to fund the construction of kitchen facilities sufficient for food services and catering services.
- It is necessary for the Board to review and approve the request as it is to the state's benefit to have concession services at BHSO as soon as the construction of the site is complete. In addition, deferring the review and approval of the proposed concession contract to the 2009-10 budget process will result in the loss of revenue for Parks during a high-use season from June through September 2009.
- The 20-day notification letter regarding Parks' concession agreement will be sent to the Legislature on January 23, 2009. Based on the notification requirement, the Board is authorized to review and approve this request.

Staff Recommendation: Authorize Parks to issue a request for proposals for a concession contract for the operation of the Baldwin Hills Scenic Overlook Interpretive Center and Multi-Use Pavilion at Kenneth Hahn State Recreation Area.

CONSENT ITEMS

CONSENT ITEM—4

DEPARTMENT OF VETERANS AFFAIRS (8955)
VETERANS HOME OF CALIFORNIA
EMERGENCY GENERATOR AND IMPROVE KITCHEN COOLING SYSTEM
BARSTOW, SAN BERNARDINO COUNTY

Authority: Chapters 171 and 172, Statutes of 2007, Item 8965-301-0001 (1)&(2) as partially reverted by Chapters 268 and 269, Statutes of 2008, Item 8955-496 Chapters 268 and 269, Statutes of 2008, Item 8955-301-0001 (3)

Consider approving preliminary plans

CONSENT ITEMS

STAFF ANALYSIS ITEM—4

Department Of Veterans Affairs
Veterans Home of California
Emergency Generator and Improve Kitchen Cooling System
Barstow, San Bernardino County

Action Requested

If approved, the requested action would approve preliminary plans.

Scope Description

The project has two components. The first component will add a new emergency generator dedicated to running one of the facilities chillers in order to provide temperature control to the skilled nursing facility residences during a power outage. The second element is to replace two kitchen evaporative coolers with adequately sized HVAC units with a cooling coil section.

Funding and Cost Verification

This project is within cost. Originally two separate projects, the 2007-08 Budget Act included \$445,000 General Fund for the emergency generator and \$153,000 General Fund for the kitchen cooling system. In June 2008, the emergency generator project was augmented by \$30,000 and the kitchen cooling project was augmented by \$13,000 (Executive Orders C 07/08-73 and C 07/08-74 respectively). The 2008-09 Budget Act reverted \$430,000 and \$138,000, respectively, for the working drawings and construction phases of the two projects and allocated \$89,000 for the working drawings phase of the combined project. Finally, the 2009 Governor's Budget proposes \$945,000 for construction. Not recognized at this time is a potential shortfall of \$46,000 (4.2 percent total project costs) due to updated prices for identified generator models and new estimates on the number of hours required for construction inspection and travel. DGS and CDVA have been directed to take efforts to bring this project into budget.

\$1,107,000 total authorized project costs

\$1,107,000 total estimated project costs

\$ 73,000 project costs previously allocated: preliminary plans \$73,000

\$1,034,000 project costs to be allocated: working drawings \$89,000 and construction \$945,000 (contract \$747,000, contingency \$53,000, A&E \$67,000, and other \$78,000)

CEQA

A notice of exemption was filed with the State Clearinghouse on July 29, 2008, and the waiting period expired on August 28, 2008.

Real Estate Due Diligence

Due diligence report is complete except for Veterans Affairs signature on unrecorded rights letter, which is anticipated shortly. There are no adverse findings to the report.

Project Schedule:

Approve preliminary plans	February 2009
Complete working drawings	August 2009
Complete construction	June 2010

Staff Recommendation: Approve preliminary plans.

ACTION ITEMS

ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)
CALIFORNIA REHABILITATION CENTER
POTABLE WATER SYSTEM UPGRADE PROJECT
NORCO, RIVERSIDE COUNTY

*Authority: Chapter 106, Statutes of 2001, Item 5240-301-0001(24)
as reappropriated by Budget Act of 2002
Section 28 of Chapter 7, Statutes of 2007*

Consider establishing scope, cost, and schedule

ACTION ITEMS

STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation
California Rehabilitation Center—Potable Water System Upgrade Project
Norco, Riverside County

Action Requested

If approved, the requested action would establish the scope, cost, and schedule.

Scope Description

This project is within scope. The project includes design and construction of an upgrade to the potable water system at the California Rehabilitation Center, Norco (CRC). This project is necessary to address health and regulatory problems with the CRC potable water system and to update it for compliance with current code. The current system consists of a problematic network of corroded, aged piping with numerous locations throughout where drinking water contamination occurs. This condition poses health risks to inmates, staff, and visitors. As a result of these and other associated problems, the CRC has been issued a compliance order, a Notice of Violation, multiple citations, and a Cease Distribution Order from the California Department of Public Health.

All phases of the project were initially authorized in the Budget Acts of 2001 and 2002. Preliminary plans are complete and were approved by the Public Works Board (PWB) in June 2002; however, the remainder of the project was delayed because of stalled negotiations between the Department of Corrections and Rehabilitation (CDCR) and the City of Norco (Norco) for a required water connection. This issue was resolved and CDCR now has the needed connection from Norco. The scope of the project includes addition of this water connection and installation of a diesel engine fire pump, an associated metal building, a fuel storage tank, piping, metering facilities, and three fire hydrants. The project scope also includes upgrades to the Pressure Reducing Stations and replacement of fire hydrant assemblies, deteriorated pipeline, and broken isolation valves.

On January 14, 2009 the Department of Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its recommendation that the PWB approve the scope, cost, and schedule of this project contingent upon expiration of the 30-day notice period, February 14, 2008 without adverse comment.

Funding and Project Cost Verification

This project is within cost. All phases of the project were initially funded in the Budget Acts of 2001 and 2002; however, some working drawings and all construction funds were reverted because of stalled negotiations between CDCR and Norco. Section 28 of Chapter 7, Statutes of 2007 (AB 900) appropriated \$300 million CDCR for capital outlay to renovate, improve, or expand infrastructure capacity at existing prisons. If approved, CDCR would use \$3,844,000 AB 900 General Fund for working drawings and construction to complete this project.

\$4,072,000	total authorized project cost
\$4,072,000	total estimated project cost
\$ 228,000	project costs previously allocated: preliminary plans \$98,000, and working drawings \$130,000.
\$3,844,000	project costs to be allocated: working drawings \$536,000 and construction \$3,308,000, (contract \$2,188,000, contingency \$153,000, A&E \$270,000, other \$483,000, and agency retained \$214,000).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 29, 2001, with the 35-day statute of limitations expiring on January 3, 2002, with no adverse comment.

Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo for the California Rehabilitation Center dated June 6, 2008, and it was noted no significant issues were identified.

Project Schedule:

Approve preliminary plans	June 2002
Approve working drawings	December 2009
Complete construction	December 2011

Staff Recommendation: **Approve scope, cost, and schedule contingent upon expiration of the 30-day notification period without adverse Legislative comment.**

OTHER BUSINESS

NONE

REPORTABLES

To be presented at the meeting.